

**Arlington Redevelopment Board
October 20, 2014 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

Approved: November 3, 2014

PRESENT: Christine Scypinski, Chair, Andrew Bunnell, Mike Cayer, Bruce Fitzsimmons, Andy West

ABSENT:

STAFF: Carol Kowalski

Documents Used:

Community Preservation Act flyer

The Chairman opened the meeting at 7:01pm. Ms. Scypinski introduced the first agenda item, discussion of the Community Preservation Act, and Susan Stamps to the Board.

Ms. Stamps presented the details of the proposed CPA vote for Arlington that will be included on the November 4, 2014 ballot. Ms. Stamps stated that individual Selectmen and School Committee members have endorsed the CPA, but not as a Town body. Ms. Stamps listed numerous Boards and commissions that have endorsed the CPA, including the League of Women Voters, Arlington Historical Society, and Housing Corporation of Arlington, along with 200 individuals.

Mr. Fitzsimmons asked if the CPA funds can be used to maintain parks or town recreation land.

Ms. Stamps said the funds cannot be used for something like mowing or weeding a park, but it can go towards something like park benches, new turf, or tree removal.

Mr. Fitzsimmons asked if the funds could go towards removal of invasive plants, such as water chestnuts.

Ms. Stamps said she couldn't think of a way to justify the use of CPA funds for that purpose.

Mr. Cayer commented that the discussion regarding the CPA is different now that the CPA is going before the voters. It made sense to endorse it for Town Meeting as it is the Board's charter to inform Town Meeting members of the Board's position, but stated he is less comfortable with the Board telling voters what they should do. Mr. Cayer continued to explain that he sees the Board as advisors, but not advisors to the electorate as a whole, outside of what they have already done with regards to Town Meeting. He stated he is not comfortable with endorsing the CPA as a Board again.

Ms. Stamps stated that a lot of seniors are endorsing the CPA in hopes of using the funds to make improvements to the Central School, which is an ARB building.

Mr. Bunnell commented that Mr. Cayer's point was an interesting perspective, and that the CPA would be good for Arlington.

Mr. West asked for a review on the mechanics of the funding. Ms. Stamps provided this information.

Ms. Kowalski added that the topics of housing preservation, open space, and recreation fall squarely in a Planning Board's area of responsibility.

Mr. Fitzsimmons said he understood Mr. Cayer's point, but came down on the other side of that argument, believing that the Board should give input to the electorate to know where the Planning Board stands on these issues. Mr. Fitzsimmons stated that it is okay to let the voters know their opinion on the CPA as related to some aspects of the Master Plan. Mr. Cayer stated that he felt the endorsement to Town Meeting accomplished this.

Ms. Stamps stated that she hoped if the Board votes, that their endorsement would appear on the Town website.

Mr. Fitzsimmons moved to endorse the Community Preservation Act as it appears on the ballot for November 4, 2014. Mr. Bunnell seconded. All voted in favor except Mr. Cayer, who abstained.

The Chairman turned the floor over for public comment.

Joseph Monju, Town Meeting Member of Precinct 17 stated that the Board should not endorse the CPA to the citizens. He stated that every year the monetary contribution from families will go up from \$86.00. Mr. Monju asked the Board who would be employed by the CPA budget.

Mr. Cayer replied that the CPA budget is not in the Board's purview, but there is an in-depth meeting being held tonight at the Hardy School.

Sean Harrington, Town Meeting Member of Precinct 15 introduced himself. He stated that the ARB endorsed the CPA prior to this discussion and vote.

Mr. Cayer clarified that the ARB endorsed the Town Meeting warrant article of the Board of Selectmen previously.

Mr. Harrington asked if the Board is going to try to differentiate between their endorsements, as it seems like grandstanding.

Mr. Fitzsimmons added that it would be more confusing if the voters saw that the Board endorsed the CPA before Town Meeting, but took no action on the issue now.

Mr. Harrington asked for the Board to put out a press release. Ms. Scypinski said the Board will take that into consideration.

The Board then turned to the matter of minimum rents for the draft Request for Proposals for the leases at Central School and 23 Maple Street.

Ms. Kowalski suggested minimum rents for each property, as well as a fifty cent per square foot capital contribution.

Mr. Cayer noted that 23 Maple Street should be a triple net lease, and to confirm that the tenants pay operating costs, not the Town.

With respect to the Central School leases, Mr. Bunnell suggested a three year lease with two, one year extension options written in to the lease.

Mr. Cayer suggested that a three year lease makes it hard for tenants to plan too far in the future. The Board agreed with this statement.

The Board turned to the meeting minutes of September 22, 2014. The Board commended Ms. Fidalgo on the minutes.

Mr. Cayer moved to approve the minutes of September 22, 2014 as amended. Mr. Bunnell seconded. All voted in favor.

Mr. West moved to adjourn. The meeting was adjourned at 8:28pm.